



THE
A-TEAM

**RE/MAX
FIRST**

804 LAKEWOOD Circle, Strathmore T0J 1Y0

MLS®#: **A2205685**

Area: **Lakewood**

Listing Date: **03/25/25**

List Price: **\$769,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Strathmore**
Year Built: **2025**
Lot Information
Lot Sz Ar: **4,333 sqft**
Lot Shape: **12MX33M**

Finished Floor Area

Abv Sqft: **2,193**
Low Sqft:
Ttl Sqft: **2,193**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Sloped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Built-in Features, Kitchen Island, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	10`0" x 13`6"	Bedroom	Basement	10`0" x 12`0"
4pc Bathroom	Basement	5`1" x 8`1"	Laundry	Basement	8`0" x 4`3"
Family Room	Main	14`4" x 16`1"	Nook	Main	12`1" x 9`9"
Kitchen	Main	10`11" x 12`0"	2pc Bathroom	Main	5`0" x 5`4"
Pantry	Main	5`4" x 7`11"	Mud Room	Main	5`4" x 8`5"
Office	Main	10`3" x 9`0"	Bedroom - Primary	Upper	14`5" x 16`0"
5pc Ensuite bath	Upper	7`0" x 11`4"	Walk-In Closet	Upper	7`0" x 7`4"
Laundry	Upper	3`0" x 5`9"	Bonus Room	Upper	15`3" x 14`5"
Bedroom	Upper	10`9" x 12`5"	4pc Bathroom	Upper	10`1" x 5`0"

Bedroom **Upper** **11`1" x 11`7"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1N**
Legal Desc: **2311718**

Remarks

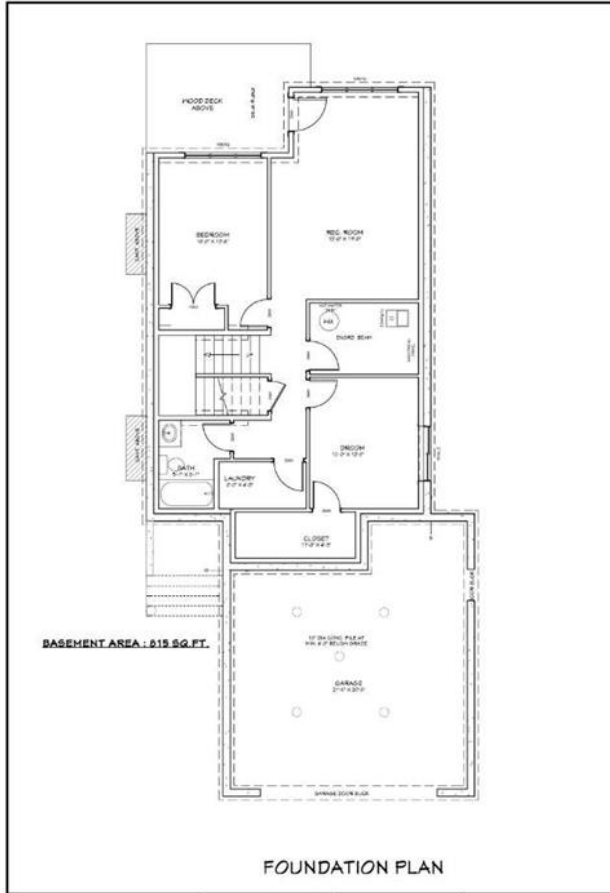
Pub Rmks: **Discover a new level of lavish stylish living in this impeccably crafted 2025 two story/walkout home in Lakewood, Strathmore's revitalized lakefront community. Built by Shayman Homes, this exquisite two-storey 5 Bedroom residence offers over 3000 sq.ft. of beautifully designed living space including the fully finished basement featuring a variety of high-end upgrades. Enjoy 9' ceiling on main and basement floors with an open to below concept on the main floor and larger windows that bathe the home in natural light, an expansive primary walk-in closet with custom built ins, a luxurious 5PC ensuite, and a covered deck that extends your living space outdoors. You also have an extended driveway on the front, and this home will come fully landscaped. The main floor greets you with a versatile office or flex room, which flows effortlessly into the bright and airy living area. The chef's kitchen is a standout, complete with sleek cabinetry, 9' island countertop, and a premium appliance package with a chimney style hood fan, ideal for both casual dining and entertaining guests. Upstairs, you'll find a spacious bonus room, a convenient laundry room, and a stylish 4-piece bathroom, alongside three generously sized bedrooms with stunning views through oversized windows. The primary bedroom is a true retreat, featuring a large walk-in closet with custom built ins, while the ensuite showcases a custom shower, double vanity, and a striking corner tub, drenched in natural light. The fully finished basement offers even more space, with two additional bedrooms, a 4-piece bathroom, and a wet bar, all opening onto a private backyard. From the covered deck, you can enjoy peaceful views of the greenspace and playground, with no neighbors behind you. Set in the vibrant Lakewood community, this home offers year-round recreational opportunities for all ages, including golfing nearby, walking, biking, paddle-boarding, tennis court and all amenities are within 5 minute drive including schools. Lakewood is just a 30 minute drive from Calgary. Lakewood isn't just a place to live—it's a lifestyle. Don't miss the chance to make this extraordinary property your own.**

Inclusions: **Garage Controls**
Property Listed By: **Five Star Realty**

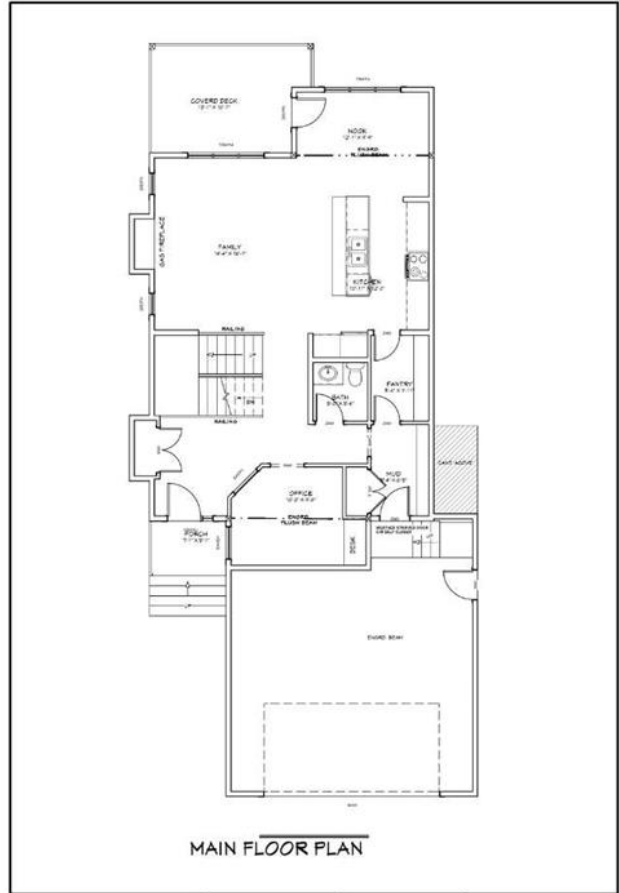
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



804 LAKE WOOD CIRCLE LOT 38- BLOCK 4	MAIN FLOOR: 1034 SECOND FLOOR: 1159 TOTAL SQ. FT.: 2193 COVERED PORCH: 38 SQ. FT. DECK AREA: 138 SQ. FT. GARAGE: 525 SQ. FT.
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SECOND FLOOR PLAN

PREPARED FOR SHIV SHARMA MARCH 25 2025 804 LAKE WOOD CIRCLE LOT 38- BLOCK 4	MAIN FLOOR : 1034 SECOND FLOOR: 1159 TOTAL SQ. FT. : 2193 COVERED PORCH: 38 SQ.FT. DECK AREA : 138 SQ.FT GARAGE: 525 SQ.FT.
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